



Order Filed on February 20,  
2019 by Clerk U.S. Bankruptcy  
Court District of New Jersey

DISTRICT OF NEW JERSEY  
UNITED STATES BANKRUPTCY COURT

**Caption in Compliance with D.N.J. LBR 9004-2(c)**

Richard J Tracy (ID #079152013)  
SCHILLER, KNAPP, LEFKOWITZ &  
HERTZEL, LLP  
A LLP Formed in the State of New York  
30 Montgomery Street  
Suite 1205  
Jersey City, New Jersey 07302  
(518) 786-9069  
Attorneys for Creditor, TD Bank, N.A.

In Re:

MAUREEN M FALLS,  
  
Debtor.

Case No.: 17-17906-JNP

Judge: Jerrold N. Poslusny, Jr.

Chapter: 13

**ORDER RESOLVING OBJECTION TO CONFIRMATION**

**The relief set forth on the following pages, numbered two (2) is hereby ORDERED.**

**DATED: February 20, 2019**

  
\_\_\_\_\_  
Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

DISTRICT OF NEW JERSEY  
UNITED STATES BANKRUPTCY COURT

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In Re:

MAUREEN M FALLS,  
  
Debtor.

Case No.: 17-17906-JNP

Judge: Jerrold N. Poslusny, Jr.

Chapter: 13

CONSENT ORDER RESOLVING  
OBJECTION TO CONFIRMATION

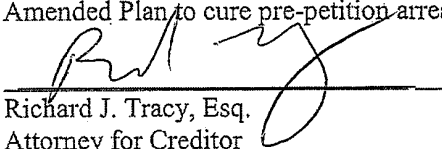
WHEREAS, TD Bank, N.A. (hereinafter "creditor") filed an Objection to Confirmation; and

WHEREAS, the parties wish to resolve their differences regarding this matter;

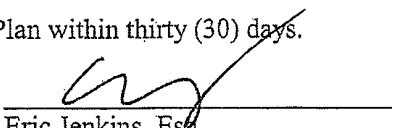
NOW THEREFORE, it is ordered that:

1. The debtor shall continue to make monthly post-petition mortgage payments directly to Creditor and outside the Chapter 13 Plan with regard to property located at 351 Chapel Heights Road, Sewell, NJ 08080.

2. The debtor shall pursue loss mitigation with the Creditor. In the event debtor is unable to enter a loan modification with the Creditor by May<sup>31</sup>, 2019, or as Ordered by the Court, then the debtor shall file an Amended Plan to cure pre-petition arrears through the Chapter 13 Plan within thirty (30) days. *lm*

  
Richard J. Tracy, Esq.  
Attorney for Creditor  
Schiller, Knapp, Lefkowitz & Hertz, LLP  
30 Montgomery Street, Suite 1205  
Jersey City, New Jersey 07302

Dated: 2/19, 2019

  
Eric Jenkins, Esq.  
Attorney for Debtor  
Jenkins & Clayman  
412 White Horse Pike  
Audubon, New Jersey 08106

Dated: 2/5/19, 2019

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
Maureen M Falls  
Debtor

Case No. 17-17906-JNP  
Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-1

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 1

Date Rcvd: Feb 20, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 22, 2019.

db +Maureen M Falls, 351 Chapel Heights Road, Sewell, NJ 08080-1871

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 22, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 20, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor MTGLQ INVESTORS, L.P. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Eric Clayman on behalf of Debtor Maureen M Falls jenkins.clayman@verizon.net, connor@jenkinsclayman.com

Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com

Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com

Jeffrey E. Jenkins on behalf of Debtor Maureen M Falls jenkins.clayman@verizon.net, connor@jenkinsclayman.com

Jennifer R. Gorchow on behalf of Trustee Isabel C. Balboa jgorchow@standingtrustee.com

Jonathan C. Schwalb on behalf of Creditor SN Servicing Corporation as servicer for U.S. Bank Trust National Association as Trustee of Chalet Series III Trust bankruptcy@friedmanvartolo.com

Nona Ostrove on behalf of Creditor Bunker Hill Development, a Condominium d/b/a Washington Place Condominium Assoc. nostrove@ostrovelaw.com

Richard James Tracy, III on behalf of Creditor TD Bank NA rtracy@schillerknapp.com, tshariff@schillerknapp.com; kcollins@schillerknapp.com; ahight@schillerknapp.com

Stephanie F. Ritigstein on behalf of Debtor Maureen M Falls jenkins.clayman@verizon.net, connor@jenkinsclayman.com

U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 11